

UNOFFICIAL DOCUMENT



200611090017

Skagit County Auditor

11/9/2006 Page 1 of 4 9:46AM

When recorded return to:

Craig Sjoström
411 Main Street
Mount Vernon, Washington 98273

Grantor: (1) Adam Eli & Teresa Eli
(2) Residential Building Services, LLC

Grantees: (1) Adam Eli & Teresa Eli
(2) Residential Building Services, LLC

Legal Description: ptn 19-34-2

Additional Legal Description Located on Page 2

Assessor's Property Tax Parcel or Account Nos.: P73230; P73224

Reference Nos of Documents Assigned or Released: N/A

Conveyance: Easement Agreement

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 05 2006

Amount Paid \$
Skagit Co. Treasurer
By *Jp* Deputy

EASEMENT AGREEMENT

THIS AGREEMENT is made effective Oct. 31 2006 by and between ADAM ELI & TERESA ELI, h/w ("Eli") and RESIDENTIAL BUILDING SERVICES, LLC ("RBS").

Recitals

a. Eli owns the following described property, located in Skagit County, Wash.:

Lots 1-13 inclusive, Block 170, "CITY OF FIDALGO SKAGIT COUNTY & TERRITORY OF WASHINGTON", according to the plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Wash.

UNRECORDED
EXCEPT a strip of land 80 feet in width over and across Lots 1, 2 and 3, conveyed to Skagit County by Deed recorded under Auditor's File No. 261288, records of Skagit County, Wash.

(P73224)

- b. RBS owns the following described property, located in Skagit County, Wash.:

Lots 23-26 inclusive, Block 171, "MAP OF FIDALGO CITY, SKAGIT COUNTY, WASHINGTON", according to the plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Wash.

TOGETHER WITH that portion of the East ½ of Fairview Ave. lying between the South property line Lot 23 extended Westerly and the centerline of Third St.;

AND TOGETHER WITH that portion of the South ½ of Third St./ lying between the centerline of Fairview Ave. and the centerline of the alleyway located in Block 171;

AND TOGETHER WITH that portion of the West ½ of the alleyway located in Block 171 lying between Third St. and the South property line of Lot 23 extended Easterly.

- c. A third party, John Peebles, owns the following-described property:

Lots 17-22 inclusive, Block 171, "MAP OF FIDALGO CITY, SKAGIT COUNTY, WASHINGTON", according to the plat recorded in Volume 2 of Plats, page 112, records of Skagit County, Wash.

- d. A roadway runs from the Eli property, across the Peebles and RBS property, back onto the Eli property, and intersects with SR 20. There is no recorded easement for this roadway, although some or all of it lies within vacated streets as set forth in the plat of Fidalgo City, as per the plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

- c. Eli & RBS wish to cooperate in the partial relocation of the existing road and also wish to memorialize an easement over the existing road, and execute this instrument to that end.

Agreement & Grant of Easements

Now, therefore, in consideration of the mutual promises, grants and covenants set forth herein, IT IS AGREED AS FOLLOWS:

1. Eli and RBS hereby grants and conveys unto each other, and their respective heirs,




200611090017
Skagit County Auditor

successors and assigns, nonexclusive easements over and across their properties identified above, for the benefit of the other properties identified above, perpetual non-exclusive easements for ingress and egress over and across the route of the existing road, subject to its being partially relocated as set forth below.

- 2. Nothing in this agreement shall be construed so as to increase, augment, alter, diminish, eliminate or modify the access rights benefitting the Peebles property, to the extent they may exist, over the Eli and/or RBS properties.
- 3. The roadway may be moved or realigned, in the area of the boundary between the Eli property and the RBS property. In that event, the easements hereby granted shall be automatically altered so as to encompass the area of the roadway as it exists following its relocation or realignment.



 ADAM ELI



 TERESA ELI

RESIDENTIAL BUILDING SERVICES, LLC

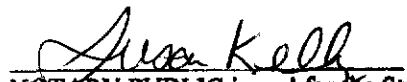
By: 
 BRENT STRAIGHT, Member

STATE OF WASHINGTON)
 :SS
 COUNTY OF SKAGIT)

On this day personally appeared before me Adam Eli, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 31 day of Oct, 2006.





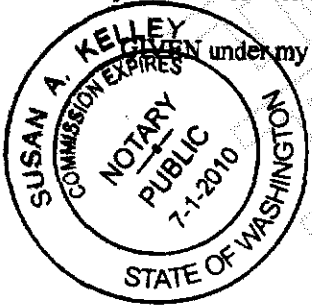
 NOTARY PUBLIC in and for the State of Washington, residing at
Aracuto
 My commission expires: 7-1-2010
 Name: Susan Kelley



200611090017
 Skagit County Auditor

STATE OF WASHINGTON)
)
) :ss
COUNTY OF SKAGIT)

On this day personally appeared before me Teresa Eli, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.



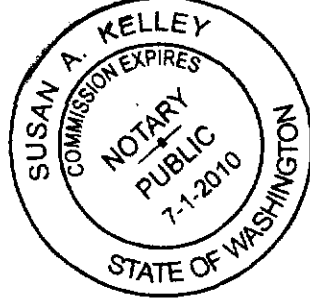
under my hand and official seal this 31 day of Oct, 2006.

Susan Kelley
NOTARY PUBLIC in and for the State of Washington, residing at
Anacortes
My commission expires: 7-1-2010
Name: Susan Kelley

STATE OF WASHINGTON)
)
) :ss.
COUNTY OF SKAGIT)

On this 31 day of Oct, 2006, before me personally appeared Brent Straight, to me known to be a member of Residential Building Services LLC, the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute said instrument and that the seal affixed, if any, is the corporate seal of said limited liability company.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



Susan Kelley
NOTARY PUBLIC in and for the State of Washington, residing at
Anacortes
My commission expires: 7-1-2010
Name: Susan Kelley

200611090017
Skagit County Auditor